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First Security Bank

IDAHO CONSTRUCTION REPORT

DR. KELLY K. MATTHEWS — ECONOMIST

VOLUME 33 NOVEMBER 1986 NUMBER 11

AUTHORIZED BUILDING PERMIT CONSTRUCTION

56 MAJOR LOCATIONS

NOVEMBER 1986

New residential construction in Idaho in November generally maintained the pace of previous months, but was noticeably above a year ago. Cumulative through eleven months, residential construction value was almost identical with last year. The state's 1986 residential construction growth rate has been centered in the Idaho Falls - Bonneville County area in eastern Idaho. In the January - November period, 463 dwelling unit permits have been issued in that county——a gain of 22 percent.

TOTAL CONSTRUCTION VALUE for authorized building permit construction in 56 major Idaho locations in November was $24,675,823, or 6.7 percent above 1985. NEW RESIDENTIAL CONSTRUCTION for 300 new dwelling units totalled $13,283,897, an increase of 18.1 percent in number and an increase of 40.2 percent in value compared with a year ago. NEW NONRESIDENTIAL CONSTRUCTION valued at $3,727,335 was down 29.3 percent from last year, while ALTERATIONS AND REPAIRS totalling $7,664,591 were down 8.5 percent.

CONSTRUCTION VALUES IN 56 MAJOR IDAHO LOCATIONS

	NOVEMBER	11 MONTHS	Percent Change 1986 from 1985 NOV	11 MOS
NUMBER OF NEW DWELLING UNITS	300	3,890	+ 18.1	- 9.5
VALUE (dollars)				
Residential	$ 13,283,897	$ 191,428,168	+ 40.2	+ 0.7
Nonresidential	3,727,335	120,896,950	- 29.3	- 45.1
Alterations & Repairs	7,664,591	102,072,694	- 8.5	- 6.5
TOTAL CONSTRUCTION VALUE	$ 24,675,823	$ 414,397,812	+ 6.7	- 20.2

IDAHO CONSTRUCTION REPORT - 56 MAJOR LOCATIONS — NOVEMBER 1986

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry			NO PERMITS ISSUED			$0
Coeur d'Alene	4	16	205,829	257,198	172,254	635,281
Kootenai County Un	8	34	171,345	220,191	147,752	539,288
Craigmont			NO PERMITS ISSUED			0
Grangeville	0	6	0	13,260	8,700	21,960
Lewiston	6	46	421,184	43,516	1,282,586	1,747,286
Nez Perce Co Un			NO PERMITS ISSUED			0
Moscow	3	17	89,000	15,000	114,276	218,276
Latah County Un	0	11	0	28,000	26,700	54,700
Orofino	0	5	0	0	12,189	12,189
Osburn	0	1	0	0	800	800
Sandpoint	1	8	22,500	0	20,000	42,500
St. Maries	1	14	33,000	0	24,020	57,020
Benewah County Un	1	6	65,708	28,526	3,575	97,809
TOTAL NORTHERN	24	164	1,008,566	605,691	1,812,852	3,427,109
Boise City	76	816	3,341,800	803,745	3,145,846	7,291,391
Meridian	8	15	353,302	0	26,619	379,921
Ada County Un	40	71	2,134,661	92,423	744,167	2,971,251
Caldwell	6	18	265,339	149,000	24,678	439,017
Canyon County Un	19	36	505,858	117,829	148,202	771,889
Nampa	1	22	42,424	32,868	98,273	173,565
Emmett	2	25	119,767	0	126,659	246,426
Gooding			REPORT NOT RECEIVED			0
Hailey	0	4	0	19,000	3,350	22,350
Ketchum	2	9	113,200	18,000	21,160	152,360
Sun Valley	2	10	894,000	0	132,100	1,026,100
Blaine County Un	2	5	371,000	0	24,000	395,000
Jerome	0	4	0	0	4,000	4,000
Mountain Home	3	15	160,060	0	18,067	178,127
Payette	4	4	75,000	15,000	4,500	94,500
Shoshone	0	1	0	0	4,000	4,000
Twin Falls City	0	22	0	70,508	261,175	331,683
Twin Falls Co Un	3	7	198,000	0	179,000	377,000
Weiser	0	8	0	60,000	11,375	71,375
TOTAL SOUTHWESTERN	168	1,092	8,574,411	1,378,373	4,977,171	14,929,955
Blackfoot	0	6	0	0	245,250	245,250
Bingham County Un	5	11	96,000	99,000	14,000	209,000
Idaho Falls	33	44	2,017,080	1,331,200	120,000	3,468,280
Ammon	1	1	60,000	0	0	60,000
Bonneville Co Un	40	60	654,340	42,600	79,300	776,240
Rexburg			NO PERMITS ISSUED			0
Rigby	1	1	35,000	0	0	35,000
Jefferson Co Un	11	28	298,500	25,750	22,050	346,300
Salmon			NO PERMITS ISSUED			0
Lemhi County Un	1	5	7,000	0	38,800	45,800
St. Anthony			NO PERMITS ISSUED			0
TOTAL EASTERN	92	156	3,167,920	1,498,550	519,400	5,185,870
American Falls	0	3	0	0	88,859	88,859
Power County Un	3	5	39,500	0	21,000	60,500
Burley	0	4	0	20,500	13,500	34,000
Chubbuck	0	3	0	0	10,897	10,897
Montpelier	0	4	0	0	8,800	8,800
Pocatello	9	59	446,000	10,000	115,200	571,200
Bannock County Un	2	7	28,000	28,000	43,900	99,900
Preston			NO PERMITS ISSUED			0
Franklin County Un			NO PERMITS ISSUED			0
Rupert	0	10	0	13,773	39,100	52,873
Minidoka County Un	2	8	19,500	159,924	11,812	191,236
Soda Springs	0	2	0	12,524	2,100	14,624
TOTAL SOUTHEASTERN	16	105	533,000	244,721	355,168	1,132,889
TOTAL 56 LOCATIONS	300	1,517	13,283,897	3,727,335	7,664,591	24,675,823

Compiled by First Security Bank of Idaho, N.A.

IDAHO CONSTRUCTION REPORT - 56 MAJOR LOCATIONS ELEVEN MONTHS CUMULATIVE 1986

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	0	10	0	17,000	82,272	$99,272
Coeur d'Alene	105	285	4,963,156	5,130,658	6,588,176	16,681,990
Kootenai County Un	303	699	12,311,374	3,536,716	2,560,237	18,408,327
Craigmont	1	8	49,500	50,000	9,600	109,100
Grangeville	2	91	101,772	341,384	330,030	773,186
Lewiston	70	897	3,986,255	3,244,056	7,381,807	14,612,118
Nez Perce Co Un	36	64	1,072,401	1,415,032	152,256	2,639,689
Moscow	62	253	3,424,500	681,177	1,461,603	5,567,280
Latah County Un	29	160	1,429,352	338,587	660,305	2,428,244
Orofino	2	127	55,105	219,400	242,007	516,512
Osburn	3	24	12,574	1,428	56,671	70,673
Sandpoint	20	89	371,128	1,202,500	325,560	1,899,188
St. Maries	16	139	308,544	1,079,200	466,509	1,854,253
Benewah County Un	50	140	1,797,284	1,037,164	168,158	3,002,606
TOTAL NORTHERN	699	2,986	29,882,945	18,294,302	20,485,191	68,662,438
Boise City	942	9,275	43,865,737	15,378,241	41,449,275	100,693,253
Meridian	129	268	6,258,351	4,698,633	531,291	11,488,275
Ada County Un	488	979	27,760,464	12,117,596	5,097,994	44,976,054
Caldwell	42	192	1,816,319	786,017	1,578,866	4,181,202
Canyon County Un	231	415	7,894,097	1,836,329	1,068,623	10,799,049
Nampa	49	417	2,084,581	1,551,121	2,603,680	6,239,382
Emmett	16	333	1,094,403	979,586	2,960,815	5,034,804
Gooding	0	2	0	0	14,500	14,500
Hailey	6	62	546,327	624,400	1,492,363	2,663,090
Ketchum	27	127	4,523,572	927,257	1,750,563	7,201,392
Sun Valley	17	94	4,788,000	0	2,852,650	7,640,650
Blaine County Un	65	137	11,560,782	303,885	1,153,775	13,018,442
Jerome	1	51	36,000	0	260,630	296,630
Mountain Home	43	210	2,247,430	2,446,936	766,401	5,460,767
Payette	19	57	495,000	25,000	110,300	630,300
Shoshone	0	5	0	0	25,675	25,675
Twin Falls City	58	415	3,204,669	13,666,822	3,335,304	20,206,795
Twin Falls Co Un	19	46	1,355,000	2,000	464,800	1,821,800
Weiser	1	91	10,500	220,000	355,218	585,718
TOTAL SOUTHWESTERN	2,153	13,176	119,541,232	55,563,823	67,872,723	242,977,778
Blackfoot	6	65	203,000	5,105,912	389,400	5,698,312
Bingham County Un	98	202	2,604,514	1,337,924	791,613	4,734,051
Idaho Falls	271	620	16,774,312	8,582,890	4,359,901	29,717,103
Ammon	16	35	951,800	6,550,000	95,973	7,597,773
Bonneville Co Un	176	325	5,027,541	4,440,040	693,110	10,160,691
Rexburg	66	48	2,031,000	2,657,500	392,700	5,081,200
Rigby	8	37	203,300	359,500	163,820	726,620
Jefferson Co Un	132	353	3,079,580	6,811,732	665,984	10,557,296
Salmon	1	36	33,000	183,000	123,628	339,628
Lemhi County Un	10	69	268,500	180,000	513,150	961,650
St. Anthony	3	17	89,000	30,395	22,200	141,595
TOTAL EASTERN	787	1,807	31,265,547	36,238,893	8,211,479	75,715,919
American Falls	14	53	387,000	118,900	323,758	829,658
Power County Un	11	33	297,130	1,518,017	41,650	1,856,797
Burley	2	38	168,000	186,200	264,350	618,550
Chubbuck	28	87	1,494,758	3,397,451	254,556	5,146,765
Montpelier	1	39	55,000	0	72,260	127,260
Pocatello	96	456	5,447,213	4,311,891	2,558,155	12,317,259
Bannock County Un	43	70	1,286,767	228,400	215,100	1,730,267
Preston	1	21	63,750	31,685	143,799	239,234
Franklin County Un	5	6	241,000	0	575,000	816,000
Rupert	4	111	152,768	250,920	562,587	966,275
Minidoka County Un	46	110	1,145,058	743,944	292,657	2,181,659
Soda Springs	0	46	0	12,524	199,429	211,953
TOTAL SOUTHEASTERN	251	1,070	10,738,444	10,799,932	5,503,301	27,041,677
TOTAL 56 LOCATIONS	3,890	19,039	191,428,168	120,896,950	102,072,694	414,397,812

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IDAHO CONSTRUCTION REPORT - 56 MAJOR LOCATIONS NOVEMBER 1985

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	0	1	0	0	4,000	$4,000
Coeur d'Alene	2	19	94,306	225,145	224,452	543,903
Kootenai County Un	10	25	426,828	146,063	122,590	695,481
Craigmont	0	4	0	0	9,280	9,280
Grangeville	0	5	0	0	23,060	23,060
Lewiston	0	42	0	61,108	188,569	249,677
Nez Perce Co Un	2	5	13,500	1,800	2,500	17,800
Moscow	0	15	0	0	165,144	165,144
Latah County Un	4	8	52,576	18,600	6,950	78,126
Orofino	0	5	0	0	4,739	4,739
Osburn	0	7	0	20,250	14,844	35,094
Sandpoint	0	11	0	0	153,000	153,000
St. Maries	0	6	0	0	28,097	28,097
Benewah County Un	5	9	18,860	17,000	22,000	57,860
TOTAL NORTHERN	23	162	606,070	489,966	969,225	2,065,261
Boise City	125	833	4,779,833	2,826,369	3,568,327	11,174,529
Meridian	13	18	465,508	0	13,080	478,588
Ada County Un	15	60	443,816	332,476	760,813	1,537,105
Caldwell	5	18	179,860	238,880	78,600	497,340
Canyon County Un	18	27	727,900	27,100	21,000	776,000
Nampa	3	22	134,760	252,400	68,468	455,628
Emmett	0	18	0	0	204,628	204,628
Gooding			NO PERMITS ISSUED			0
Hailey	1	1	52,588	0	0	52,588
Ketchum	1	16	273,258	0	322,354	595,612
Sun Valley	0	5	0	0	840,000	840,000
Blaine County Un	0	3	0	12,000	8,000	20,000
Jerome	0	4	0	0	111,824	111,824
Mountain Home	0	7	0	37,440	17,080	54,520
Payette	0	5	0	0	4,900	4,900
Shoshone			NO PERMITS ISSUED			0
Twin Falls City	0	8	0	0	52,968	52,968
Twin Falls Co Un	1	6	60,000	24,000	55,000	139,000
Weiser	1	8	30,000	0	43,649	73,649
TOTAL SOUTHWESTERN	183	1,059	7,147,523	3,750,665	6,170,691	17,068,879
Blackfoot	0	9	0	342,243	31,500	373,743
Bingham County Un	4	12	143,750	24,500	38,240	206,490
Idaho Falls	6	23	401,300	15,000	54,550	470,850
Ammon	0	2	0	0	9,883	9,883
Bonneville Co Un	4	15	182,000	62,400	70,400	314,800
Rexburg	12	3	140,000	0	20,000	160,000
Rigby	0	1	0	0	500	500
Jefferson Co Un	6	14	200,300	83,195	1,250	284,745
Salmon	0	2	0	0	5,500	5,500
Lemhi County Un	0	3	0	0	21,000	21,000
St. Anthony	0	5	0	17,876	6,500	24,376
TOTAL EASTERN	32	89	1,067,350	545,214	259,323	1,871,887
American Falls	1	3	2,500	0	5,200	7,700
Power County Un	1	3	14,000	0	387,561	401,561
Burley	0	2	53,300	25,000	0	78,300
Chubbuck	2	8	95,158	0	4,400	99,558
Montpelier			NO PERMITS ISSUED			0
Pocatello	7	36	375,000	400,000	567,965	1,342,965
Bannock County Un	1	2	80,000	0	3,000	83,000
Preston	0	1	0	0	1,250	1,250
Franklin County Un			NO PERMITS ISSUED			0
Rupert	0	7	0	64,158	2,300	66,458
Minidoka County Un	4	7	33,400	0	1,750	35,150
Soda Springs			NO PERMITS ISSUED			0
TOTAL SOUTHEASTERN	16	69	653,358	489,158	973,426	2,115,942
TOTAL 56 LOCATIONS	254	1,379	9,474,301	5,275,003	8,372,665	23,121,969

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IDAHO CONSTRUCTION REPORT - 56 MAJOR LOCATIONS ELEVEN MONTHS CUMULATIVE 1985

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	3	31	104,500	268,750	114,650	$487,900
Coeur d'Alene	130	295	5,417,002	33,409,307	3,561,693	42,388,002
Kootenai County Un	350	762	15,408,014	4,125,595	2,335,115	21,868,724
Craigmont	0	15	0	0	54,546	54,546
Grangeville	3	86	54,670	9,400	373,373	437,443
Lewiston	203	864	7,243,677	3,574,003	2,988,947	13,806,627
Nez Perce Co Un	32	87	811,500	7,679,651	752,970	9,244,121
Moscow	90	256	2,818,037	601,950	5,155,263	8,575,250
Latah County Un	29	68	689,519	35,850	217,750	943,119
Orofino	4	114	117,607	418,604	490,852	1,027,063
Osburn	0	35	0	51,966	78,061	130,027
Sandpoint	12	121	599,200	480,100	1,030,575	2,109,875
St. Maries	17	91	247,440	93,500	262,227	603,167
Benewah County Un	31	72	829,860	172,200	69,600	1,071,660
TOTAL NORTHERN	904	2,897	34,341,026	50,920,876	17,485,622	102,747,524
Boise City	1,240	8,936	50,548,901	22,450,854	44,655,370	117,655,125
Meridian	171	291	7,297,303	515,982	400,070	8,213,355
Ada County Un	420	939	21,362,231	13,312,998	6,007,145	40,682,374
Caldwell	39	195	1,461,784	1,660,176	1,404,485	4,526,445
Canyon County Un	244	431	8,771,150	3,134,810	655,710	12,561,670
Nampa	76	417	2,482,105	9,257,218	4,765,501	16,504,824
Emmett	9	301	513,901	483,498	1,230,510	2,227,909
Gooding	2	37	125,000	162,180	107,350	394,530
Hailey	9	46	611,787	159,496	728,291	1,499,574
Ketchum	24	84	3,991,968	2,674,140	973,259	7,639,367
Sun Valley	10	87	4,110,000	169,000	4,579,600	8,858,600
Blaine County Un	56	122	8,047,091	2,153,439	1,103,763	11,304,293
Jerome	2	78	36,000	67,500	632,832	736,332
Mountain Home	39	174	1,769,620	1,701,185	633,166	4,103,971
Payette	12	48	348,000	275,100	209,400	832,500
Shoshone	0	4	0	0	11,000	11,000
Twin Falls City	99	378	4,850,399	6,610,496	4,329,768	15,790,663
Twin Falls Co Un	13	43	948,000	54,000	405,700	1,407,700
Weiser	6	139	155,900	112,345	343,416	611,661
TOTAL SOUTHWESTERN	2,471	12,750	117,431,140	64,954,417	73,176,336	255,561,893
Blackfoot	6	90	332,000	1,236,043	1,746,029	3,314,072
Bingham County Un	111	194	3,380,976	1,526,009	723,272	5,630,257
Idaho Falls	266	502	13,780,027	34,895,240	3,337,016	52,012,283
Ammon	10	35	707,865	78,951	203,483	990,299
Bonneville Co Un	104	266	3,688,910	45,005,229	456,578	49,150,717
Rexburg	20	66	669,000	5,388,198	889,650	6,946,848
Rigby	5	18	201,300	0	49,650	250,950
Jefferson Co Un	105	262	2,748,478	2,421,562	629,268	5,799,308
Salmon	2	46	42,000	4,000	400,750	446,750
Lemhi County Un	15	80	435,500	54,000	286,882	776,382
St. Anthony	1	23	5,000	64,076	1,193,500	1,262,576
TOTAL EASTERN	645	1,582	25,991,056	90,673,308	9,916,078	126,580,442
American Falls	21	64	500,238	365,565	120,990	986,793
Power County Un	17	41	886,500	1,096,949	554,131	2,537,580
Burley	9	52	625,625	3,381,104	421,632	4,428,361
Chubbuck	41	83	1,566,889	418,920	103,450	2,089,259
Montpelier	0	48	0	0	142,550	142,550
Pocatello	91	718	4,848,632	2,861,281	3,879,213	11,589,126
Bannock County Un	43	77	2,103,425	161,661	370,285	2,635,371
Preston	1	15	95,000	246,852	64,935	406,787
Franklin County Un	8	13	327,000	170,000	0	497,000
Rupert	5	110	54,500	4,204,052	952,253	5,210,805
Minidoka County Un	40	97	966,934	338,819	1,868,290	3,174,043
Soda Springs	4	46	298,350	236,753	107,297	642,400
TOTAL SOUTHEASTERN	280	1,364	12,273,093	13,481,956	8,585,026	34,340,075
TOTAL 56 LOCATIONS	4,300	18,593	190,036,315	220,030,557	109,163,062	519,229,934

Compiled by First Security Bank of Idaho, N.A.